

Property Location: **410 S Peters Avenue**
Miller Historic District

COA Request: **(HD 17-11)** Consideration of a Certificate of
Appropriateness request for the installation of side and
front yard fences for property located at 410 S Peters
Avenue.

Applicant/Owner: Kendel Posey
410 S Peters Avenue, Norman, OK 73071

A. Background:

1. Historical Information:

2004 Miller Historic District National Registry Nomination Survey states:

This circa 1911 Bungalow is a contributing structure to the Miller Historic District. This contributing, weatherboard, one-story, single dwelling has a concrete foundation and an asphalt-covered, hipped roof with cross gables. The wood windows are one-over-one hung and the wood door is glazed paneled. The full width porch has a front gabled roof with stucco and false half-timbering on the gable end, stucco walls, the south half of which has been taken down for unknown purposes, and short, narrow, stucco piers topped by tapered wood columns. Other exterior features include an interior, red, brick chimney and a bay window on the north side. Decorative details include exposed rafters, triangular knee braces and double and triple windows. There is a weatherboard, one-car garage with an overhead door and an asphalt-covered, gabled roof to the rear.

Additional Information:

This property has been undergoing a lengthy remodeling project that began in 2012 with an initial application. The remodeling process is nearing completion.

2. COA Activity

December 3, 2012 . A COA was granted to temporarily relocate the structure to allow for the re-pouring of new stem walls and a full size basement. This work was not started and the COA expired.

January 7, 2013 . A COA was granted for the installation of a second story addition. This work was not started and the COA expired.

January 6, 2014 - A COA was re-issued granting the temporary relocation of the house to allow for the re-pouring of new stem walls and the installation of a full size basement. Additionally, the COA request allowed for the previously approved second floor addition as well. This work has been completed except for the repair of the exterior walls.

3. Project Description:

As mentioned above, this house has been undergoing a major remodel since 2014. The applicant is now at the point of finishing the remodel of the house and would like to gain approval for installation of fencing in the front yard and for both side yards in order to gain security and privacy for the property.

The applicant submitted an extensive supporting documents package with his COA request. He has divided his request into three parts and labeled each request respectively %A+, %B+, and %C+.

In request %A+ the applicant proposes to re-install the six foot fence originally located between the south property line and the south side of the house as indicated in the site plan provided. The placement of this fence will be behind the front porch but in front of the new basement windows. The cedar wood fence is proposed to be a horizontal basket weave to match the existing south property line fence and will tie into the existing six foot tall fence on the side property line. This will provide security and privacy to the house which sits at a busy intersection in the Miller Neighborhood.

In request %B+ the applicant is proposing a solid four foot tall wood slat fence along the north property line to help screen the lawyer's office parking lot located on the property to the north.

And lastly, in request %C+, the applicant plans to provide some physical separation from the public right-of-way in the front yard by proposing a four foot tall wrought-iron fence across the entire width of the front property line. This wrought iron fence is proposed to be located along the backside of the sidewalk.

B. Analysis of Request:

Historic Preservation Handbook

2.5 Guidelines for Fences and Masonry Walls

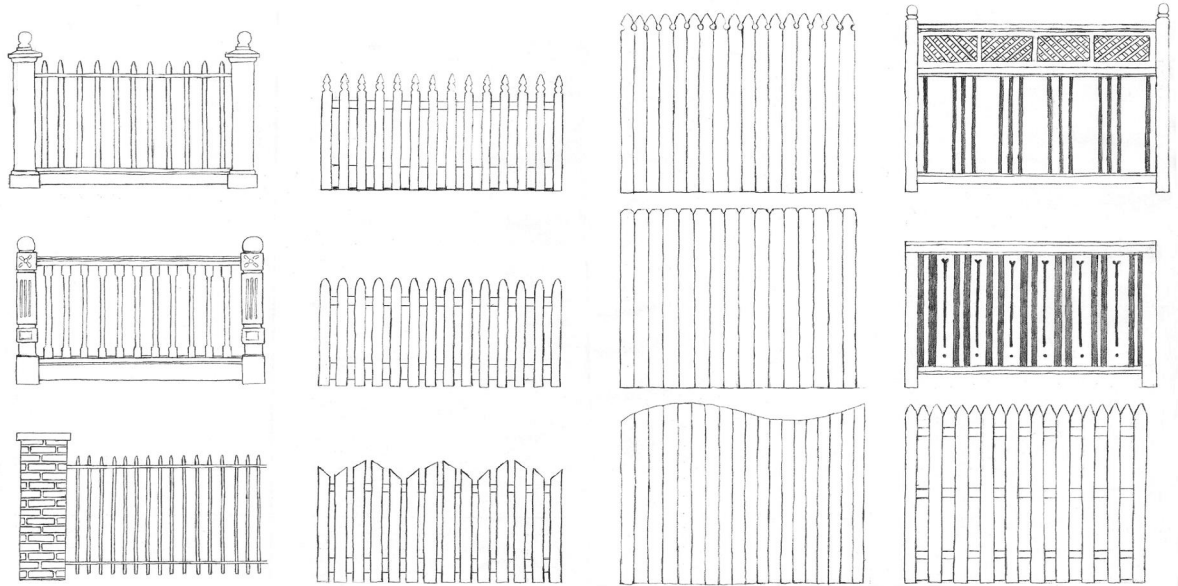
- .1 Replacing Conforming Fences. If an existing, conforming type of fence or wall is being replaced with one that is the same in material, height, placement, and style, a Certificate of Appropriateness is not required.*
- .2 Preserve Original Materials. Retain and preserve exterior wall materials that contribute to the overall historic character of a building.*

- .3 **Replacing Non-Conforming Fences.** Existing fences that are non-conforming as to height, material, style and placement shall not be replaced in kind. Replacement fences shall be conforming as to height, materials, and placement.*
- .4 **Front Yard Fences.** Front yard fences of up to 4 feet in height may be approved by Administrative Bypass. Front yard fences taller than 4 feet are prohibited by the Norman Zoning Ordinance. See Glossary for definition of front yard.*
- .5 **Side Yard Fences.** Side yard fences of up to 4 feet in height may be approved by Administrative Bypass. Side yard fences taller than 4 feet require a COA. Side yard fences taller than 6 feet are prohibited. See Glossary for definition of side yard.*
- .6 **Rear Yard Fences.** Rear yard fences of up to 6 feet in height may be approved by Administrative Bypass. Rear yard fences taller than 6 feet require a COA. Rear yard fences taller than 8 feet are prohibited by the Norman Zoning Ordinance. See Glossary for definition of rear yard.*
- .7 **Fences on Corner Properties Adjacent to Alleys.** Fences on corner properties with alley access shall be located very carefully to maximize sight lines and minimize conflicts between alley traffic, pedestrians, and on-street traffic.*
- .8 **Fence and Wall Materials.** Fences or walls shall be constructed of wood, brick, stone, iron or cast or forged metal, stucco, or a combination of these materials, which are consistent with period styles in Norman's historic districts. Stone or brick used in walls shall be compatible in size, scale, and style to that used elsewhere in the historic district, or typical of residential structures of this type, age, and location. No vinyl, cinder block, concrete block, or corrugated metal, may be used for fences or walls in historic districts.*
- .9 **Colors and Finishes.** Although paint color is not regulated by the Commission, it is strongly recommended that wood fences be stained or painted in colors and finishes appropriate to the style and period of the property and the district or left unfinished. No decorative murals shall be applied to fence or wall surfaces visible from the street.*
- .10 **Finished Side Out.** Fences or walls facing the street shall be constructed with the finished side out.*

Note:

Fence Palette below (shown on page 32) shall accompany Section 2.5 Guidelines for Fences and Masonry Walls. The fence palette defines styles and configurations of wooden fence that are approvable by Administrative Bypass. Other styles may be possible upon review by the Historic District Commission.

***PRIVACY FENCE PALETTE FOR NORMAN HISTORIC
DISTRICTS***



Staff Observations:

1. The primary structure is listed as a contributing structure to the Miller Historic District according to the 1988 and 2001 Historic Surveys.
2. The property is an interior lot facing the intersection of Miller and Alameda Avenues with an alley running along the rear of the property.
3. The front and side elevations of the primary structure are considered character defining elevations.
4. Front yard is defined by the Zoning Ordinance as the area in front of the front edge of the house out to the front property line. Often the front property line is located directly on the backside of the public sidewalk. The Zoning Ordinance defines the side yard as the area located on the side of the house between the front edge of the house and rear edge of the house. The Historic District Guidelines require side yard fences taller than four feet to be reviewed and approved by the Historic District Commission.
5. The proposed south side yard fence will be wood with horizontal basket weave design. It will be located between the south property line fence and the south side of the house just behind the front porch. Fences taller than four foot in the side yard require the approval of the Historic District Commission

6. The proposed six foot tall south side yard fence will be re-installing a fence that was removed during construction. Its purpose is to provide security and privacy for this side of the house.
7. The south side yard fence is visible from the front streetscape, but due to the lot configuration and the layout of the Miller Avenue there is limited view as the house is approached from the south.
8. In recent decisions regarding requests for fences taller than four foot in the side yard, the Commission has indicated a preference for side yard fences to be maintained at the four foot height in order to not cover the historic side elevation. This can be seen in following cases: 506 S Lahoma (Case heard Sept 4, 2015), 415 S Lahoma (Case Heard December 7, 2015) and 642 S Lahoma (Case heard Decision May 4, 2015) where six foot tall fences were requested but ultimately four foot tall fences were allowed.
9. The proposed north side yard fence will be a four foot tall wood slat fence. This fence could be approved through Administrative Bypass process since it meets the Historic Guidelines for materials, location and height. However, given that two other proposed fences require approval by the Historic District Commission it seems logical to present the entire set of fence requests for the Commission's review.
10. The proposed north side fence will match the existing fence located on the adjacent property to the north. That fence runs along the west side of the parking lot and down the north side property line to the alleyway.
11. The proposed front yard fence will be a four foot tall ornamental wrought fence placed parallel to the front sidewalk. The use of wrought iron requires the approval of the Historic District Commission.
12. The proposed front yard fence will provide a physical separation from the front public sidewalk without blocking the view of the house or landscaping.
13. A four foot tall front yard fence is required to setback a minimum of one foot from the inner edge of a public sidewalk.
14. No trees will need to be removed for the proposed fences.

Staff Analysis:

The following informed staff's recommendations regarding the request for proposed fences:

1. The primary structure is a historic structure located in the Miller Historic District.

2. Front yard fence meets the Historic District Guideline for height.
3. The front and side elevations of the primary structure are considered character defining elevations.
4. Both the south and north side proposed fence meets Historic District Guideline for materials. It should be noted that the fences will be tied-into fences that match in material and design.
5. The design of the proposed south yard fence is similar to those illustrated on page 32 of the Historic District Guidelines.
6. The proposed six foot tall side yard fence located on the south side of the house will address the privacy and security issues for this house situated at a busy intersection. It should be noted that the applicant is requesting to re-install a fence that needed to be taken down during construction. In addition, the applicant is placing the fence as far back on the house as possible, while still providing security and screening of the new basement windows on this side of the house.
7. The proposed four foot tall north side yard fence meets the Historic Guidelines for placement, material and design.
8. The proposed wrought iron material with similar design can be seen on a regular basis in Norman and has been utilized with success in the front yard of 717 W Boyd Street in the Chautauqua Historic District.
9. Locating the fence parallel to the front public sidewalk is a typical location for a front yard fence in the Miller Historic District, however, in order to meet the Guidelines the proposed fence would need to setback a foot from the edge of the front sidewalk.

Staff Recommendations:

Staff finds that the south side six foot tall wood fence is a reasonable request to screen and secure this rather publicly situated property and does so with the minimal impact to the existing structure. Given that this property has had a fence in this location for some years, and due to the layout of the properties at this intersection, the south side of the house and the proposed fence will have limited visibility from south, staff finds that the fence height and location will not diminish the integrity of the primary structure or impact the Miller Historic District and recommends approval as submitted.

Staff finds the proposed north side four foot wood slat fence meets the Historic District Guidelines. In addition, staff finds that matching the existing fence design of the current fence that borders the west end of the parking lot on the adjacent property makes practical sense and will maintain the current fence patterns existing on these

properties. Staff finds that it will not impact the Miller Historic District and recommends approval as submitted.

Staff finds the proposed four foot tall front yard fence comprised of wrought iron will provide the desired separation from the public right-of-way while its open design will allow clear views of the front yard and the house and therefore will not impact the historic house or the flow of the landscaped front yards in the Miller District. However, staff recommends approval of the fence with the condition that the fence be placed one foot behind the front sidewalk in order to meet the Historic District Guidelines.

Action Required: Motion to approve or reject the Certificate of Appropriateness for the installation of side and front yard fences for property located at 410 S Peters Avenue.